

MINUTES ADOPTED BY CITY COUNCIL

Greenville, NC
December 6, 2004

The Greenville City Council met in a regular meeting on the above date at 6:00 PM in the City Council Chambers, third floor of the Municipal Building, with Mayor Robert D. Parrott presiding. The meeting was called to order, followed by the invocation by Council Member Council and the pledge of allegiance to the flag. The following were present.

Mayor Robert D. Parrott
Mayor Pro-Tem Ric Miller
Council Member Mildred A. Council
Council Member Ray Craft
Council Member Pat Dunn
Council Member Rose H. Glover
Council Member Chip Little
Wayne Bowers, City Manager
Wanda T. Elks, City Clerk
David A. Holec, City Attorney

APPROVAL OF AGENDA

City Manager Bowers referred to the letter sent to the Council from Dr. James Markello requesting that he be allowed to address the Council regarding the City-owned property on NC 33.

Motion was made by Council Member Craft and seconded by Council Member Council to approve the agenda as presented, with the addition of a public address by Dr. Markello. Motion carried unanimously.

CONSENT AGENDA - APPROVED

Motion was made by Council Member Craft and seconded by Council Member Council to approve all the items under the consent agenda as listed below. Motion carried unanimously.

- (1) Minutes of the November 8, 2004 City Council meeting
- (2) Ordinance installing new stop signs at various locations (Ordinance No. 04-144)
- (3) Ordinance establishing a no parking zone on the south side of East Eleventh Street (Ordinance No. 04-145)
- (4) Ordinance establishing a 45 MPH speed limit on NC 33 (East Tenth Street) from US 264A (Greenville Boulevard) to SR 1533 (Port Terminal Road) (Ordinance No. 04-146)
- (5) Resolution accepting dedication of public rights-of-way and easements (Resolution No. 04-54)
- (6) Resolution abandoning utility easements at Cypress Glen Retirement Community and authorizing the execution of a deed of release (Resolution No. 04-55; Contract No. 1375)

- (7) Resolution authorizing the granting of a conservation easement to the State of North Carolina (Resolution No. 04-56)

Mayor Pro-Tem Miller informed the public that the resolution authorizing the granting of a conservation easement to the State of North Carolina will add a 20-acre tract to tie into the greenway system. This is an example of how the Council has been working to enhance the quality of life for the citizens.

BOARDS AND COMMISSIONS PRESENTATIONS

Public Transportation and Parking Commission

Mr. Bob Thompson, Chairman of the Public Transportation and Parking Commission, informed the Council that during the past year, public transportation priorities of the Commission included implementation of the regional transit feasibility study, which brought together the City of Greenville, Pitt County, East Carolina University, Pitt County Memorial Hospital and the North Carolina Department of Transportation to examine the need and potential for regionalized transportation. Recommendations of the consultant included the establishment of a public transportation authority that would oversee transit operations within Pitt County and the surrounding region. A key issue involves combining the GREAT fixed route system and the demand response service offered by the Pitt Area Transit System (PATS). The Public Transportation and Parking Commission is very interested in continuing this effort so as to maximize transportation services in our growing and progressive community.

The Public Transportation and Parking Commission participated in a consolidated bid process with other North Carolina transit cities for the purchase of transit buses. There are currently four GREAT low floor Gillig transit buses in service and another bus has been ordered with an anticipated delivery date of June 2005. These new buses are very reliable, and meet all ADA accessibility requirements. Ninety percent of the purchase price of these buses was provided by State and Federal grant dollars! With the new buses, GREAT participated in this year's Disability Awareness Resource Fair by providing a bus on site and demonstrating the accessibility features to interested participants.

The most successful endeavor this past year involves a partnership between GREAT and the PATS rural general public service. Through a coordinated effort, PATS brings people into Greenville from outside the GREAT service area, giving GREAT and PATS an opportunity to connect in order to serve more people and work together to enhance public transportation options.

Public Works staff has recently initiated the development of a multi-modal feasibility study to evaluate the need for and benefits of a multi-modal transportation center that would serve all modes of transportation including GREAT buses, ECU buses, paratransit vans, intercity buses, taxicabs and other private and public providers as well as possible future passenger rail service.

The Public Transportation and Parking Commission also advises on parking related issues in the uptown area. Parking issues addressed by the Commission include public lot usage for both leased and visitor spaces, recommendations on parking lot signage, and the penalties for illegal

parking and meter rates. The Commission participated in the recent parking study update discussing the feasibility of an uptown parking deck. Parking availability is key to attracting businesses uptown. Limited parking does not attract business; therefore, the commission strongly supports efforts to provide convenient and accessible parking in the uptown area. The Commission is very interested in further discussion on the need for an uptown parking structure and how it will aid in the revitalization efforts. The Commission will continue to make recommendations on parking in the uptown area as it relates to meeting current needs and the revitalization of uptown Greenville. It is very interested in efforts to ensure the vitality of our uptown and the livability of our community for all citizens.

Mr. Thompson concluded by stating that next year the Commission will continue to promote the development of a public transportation authority, participate in the multi-modal transportation center feasibility study, address transportation needs of the disabled and further work to improve parking as a catalyst for uptown revitalization. He thanked the Council for the opportunity to make this presentation.

Mayor Parrott thanked Mr. Thompson and the other members of the Commission for their contributions to the City of Greenville.

PUBLIC ADDRESS

Dr. James Markello, explained to the Council that he is a pediatrician who has lived in the City of Greenville for 26 years. He is an advocate for retaining all the available land on NC 33 that the City currently owns. There was a rally yesterday regarding the land that the City is considering selling on NC 33 and there were approximately 200 people in attendance. There have been about 400 signatures obtained on a petition requesting that the Council not sell the property. If the City sells this property, it will cost more to replace it than this property was purchased for in 1999. It is puzzling that the City purchased the property for a cemetery and a recreation facility and is now saying that it is not suitable for recreational needs. He asked the Council to keep in mind the entire future planning and to not sacrifice one project for another. He asked the Council to focus on long-term investments and not short-term financial gains.

PRESENTATION OF A JOINT SUMMARY OF THE DISCUSSIONS BETWEEN CITY OF GREENVILLE AND PITT COUNTY SCHOOLS STAFF ON EXPANSION TO SADIE SAULTER SCHOOL AND THE CONSTRUCTION OF A NEW SCHOOL IN THE CENTER CITY

City Manager Bowers stated that this follows up on actions by Council from June 7, 2004 when it asked the staffs to begin the discussions. There have been several meetings and the joint report that has been prepared is being provided to the Council and to the School Board today.

Mr. Merrill Flood, Director of Planning and Community Development, informed the Council that the joint resolution was passed by the City Council and Board of Education to discuss two school sites, one in West Greenville and one in the uptown area. The purpose of those resolutions was for the staff of the two bodies to get together and discuss the possibilities of the expansion of Sadie Sauter School, located at 1019 Fleming Street, and to evaluate the possibility of a new school site in the Bonners Lane area. Pitt County Schools expressed (1) some general

goals for school expansion and construction of new schools and (2) how the school system anticipates growth over the next several years for accommodating schools in the system. One of the main goals the School System talked about in addition to accommodating growth was eliminating the mobile units or trailers currently used as classrooms in and around the elementary schools in the City. This is a very important point because the School System has a large number that need to be replaced. Both the expansion of Sadie Saulter and the construction of a new school in the center city area are viewed as important. A series of meetings took place between the staffs of Pitt County and the City of Greenville to discuss how the uptown redevelopment would affect a new school site and how the Tenth Street/Farmville Boulevard connector would affect Sadie Saulter School.

Mr. Flood stated that Sadie Saulter School, at the intersection of Fourteenth and Fleming Streets, contains 5.5 acres of land, several mobile units, and a population of 514 students. The School System's goal is for it to enroll between 500 and 600 students with no mobile units. It is estimated that a 25,000+ square foot addition will be needed. There are approximately 35 properties that would need to be acquired in order for that to happen. Discussions have occurred about reorienting the entrance of the school from Fleming Street to the Tenth Street/Farmville Boulevard connector. The acquisition of the properties, including relocation costs, would be about \$852,000, which would be handled by the School System, City or by both under some type of agreement. It will take approximately 1.5 years to acquire the additional land needed.

Mr. Flood continued by stating that there is also discussion of a new K-5 School in the downtown. The Bonners Lane site was the discussion site for this. It is about 17 acres. The City owns about 19 properties or about 3 acres of property. To add additional property for this site would take adding about 41 properties for a total of 60 properties. This site is located south of Martin Luther King, Jr. Drive and is bound by CSX railroad to the west, Pitt Street to the east, and Dickinson Avenue to the south. The School System saw this school serving 500 to 600 students at this location. There would need to be discussions about the CSX railroad. The Imperial Warehouse is three stories and has 45,516 square feet of first floor area. On the opposite side across the street is an elevated water storage tank and other buildings associated with the ownership of this property. This was viewed as an issue that needs further discussion and study by the School System. This is a very large building that would involve quite a bit of dismantling and demolishing. In consideration of that and other factors, the figure of \$5 million to \$5.6 million may be needed for acquisition of the properties. A lot of that does involve the Imperial Tobacco Warehouse and what it would take to bring it down. There are a number of businesses in this area and business relocations cost considerably more than residential relocations.

Mr. Flood concluded by stating that some of the other issues are to determine if there are any environmental factors inside the warehouse that would require additional study for removal of the building. The next step would be to begin an analysis of the warehouse for any site or environmental concerns that might be in the building, assemble a group to meet with the owners of the Imperial Warehouse and discuss a sale that would be favorable to the School System. Then a memorandum of understanding and joint agreement would need to be agreed upon by the City and Pitt County Board of Education if both decide to move forward on how acquisitions would occur, who would do the negotiations, who would purchase the property, etc.

Concern was expressed about the County not being involved in the process. It was explained that the County actually funds the School System, so the Pitt County Board of Education will be responsible for working with the County.

Concern was expressed about the City seemingly being the entity responsible for funding the property acquisition for the school(s) when housing is a crucial issue in the area that needs to be addressed with the bond funds as a part of the 45-Block Area Revitalization.

City Manager Bowers stated that both staffs were concerned about the amount of money that might be involved in acquiring the site for the new school. There are a lot of benefits to putting the school in the center city and the additional costs need to be justified. Neither staffs thought it could be justified that much. The preliminary figures were put out. The next step is to further refine the figures to try to get them to a point that the Pitt County Board of Education can pay what it would normally pay for school property and the City Council possibly pay a reasonable amount to pay the difference in order to make the concept more attractive. Having the school in the center city would help to strengthen the area. The purpose of coming to the Council at this time is the preliminary work has been done, both the City and School Board staff feel that there are advantages to having Sadie Sauter expanded and improved. That is what is being asked for at this time.

Council Member Glover asked for information on what the County Commissioners are going to do. She again expressed concern about the City doing the funding. People in the community need somewhere to go, and more of the funds need to be going for housing and not for a school. She requested that Council Member Council and herself be informed whenever discussions are going on in the 45-block area or whenever any negotiations are going on so that they can be involved.

Motion was made by Council Member Little and seconded by Council Member Craft to authorize staff to continue discussions with Pitt County Schools about these two school sites. Motion carried unanimously.

Council Member Council asked if the City Council should talk with the Pitt County Commissioners, and Mayor Parrott responded that they fund the Board of Education, and it is up to the School Board to talk with the County Commissioners. No decisions will be made without the full support and knowledge of the Council. It may be that these sites are cost-prohibitive for the School Board to pursue; however, they would add a lot to the City by providing recreational areas and learning facilities for children in the area.

FY 2005-06 BUDGET AND CIP SCHEDULE - APPROVED

Deputy City Manager Bill Richardson presented the draft budget and capital improvement schedule for FY 2005-06 to the Council.

Monday	December 6, 2004	Budget and CIP Schedule presented to City Council
Tuesday	December 7, 2004	AS400 budget preparation worksheets are available

Tuesday	January 4, 2005	AS400 personnel budget preparation worksheets available
Wednesday	January 12, 2005	Computer and Phone requests turned in to the Director of Information Technology
Wednesday	January 19, 2005	New and reclassification position requests turned in to the Director of Human Resources
Saturday	January 22, 2005	Planning Retreat
Wednesday	January 26, 2005	Revenue estimates from Departments turned in to the Director of Financial Services
Monday	February 7, 2005	CIP presentation to City Council
Wednesday	February 9, 2005	Budget request by Department turned in to the City Manager's Office
Monday-Friday	February 14-18, 2005	Department Head budget meetings with the City Manager, Deputy City Managers and Director of Financial Services
Monday	March 7, 2005	Balanced CIP presentation to City Council
Wednesday	March 16, 2005	Preliminary budget information for Greenville Utilities Commission (GUC), Sheppard Memorial Library (SML), Airport, and Convention and Visitors Authc (CVA) turned in to in to the City Manager's Office
Thursday	March 17, 2005 (10:00 am)	Presentation of City department budget requests
Monday	March 21, 2005 (3:00 pm)	Presentation of preliminary budget requests from GUC, SML, and CVA. Continued presentation/discussion of City department budget requests
Monday	March 28, 2005 (3:00 pm)	City Council discussion on budget priorities
Monday	April 11, 2005	City Council discussion on ways and means to balance the budget
Monday	April 25, 2005	Balanced Budgets of the City, GUC, SML, Airport, & CVA turned in to the City Manager's Office for distribution to City Council
Wednesday	May 4, 2005	Distribution to City Council of the balanced budgets of the City, GUC, SML, Airport, & CVA
Monday	May 9, 2005	Presentation of balanced budgets of the City, GUC, SML, Airport, & CVA
Monday	May 16, 2005	Public display of balanced budgets prior to the Public Hearing
Monday	June 6, 2005	Public Hearing on the Fiscal Year 2005-2006 budget

Thursday June 9, 2005 Consideration of adoption of Fiscal Year 2005-2006 budget

Motion was made by Council Member Craft and seconded by Council Member Council to adopt the FY 2005-06 budget and Capital Improvement Program schedule as presented. Motion carried unanimously.

City Manager Bowers explained that a planning retreat for the Council to give the staff their priorities is needed and it is hoped that it can be held in January.

After discussion, motion was made by Council Member Little and seconded by Mayor Pro-Tem Miller to have the 2005 Planning Session on January 22, 2005, at Bradford Creek, beginning at 7:30 for breakfast and for the session to last from 8:00 a.m. until 1:00 p.m. Motion carried unanimously.

REVIEW OF DECEMBER 9, 2004 CITY COUNCIL AGENDA

The Council did a cursory review of the items on the December 9, 2004 City Council Meeting agenda and reviewed the appointments to Boards and Commissions.

COMMENTS FROM MAYOR AND CITY COUNCIL

Council Member Council explained that Council Member Glover and she just returned from the National League of Cities Conference in Indianapolis yesterday. She will provide Council with information from the Conference at the Thursday night meeting. The conference will be in Charlotte in 2005.

Council Member Council explained a Senior Care Prescription Card program that she has been asked to publicize for seniors. If seniors have no other prescription insurance and meet some other requirements, they may be eligible for this plan.

CITY MANAGER'S REPORT

Joint Meeting with Task Force on the Preservation of Neighborhoods and Housing

City Manager Bowers reminded the Council of the joint meeting with the Task Force on the Preservation of Neighborhoods and Housing scheduled for Monday, December 13, 2004, at 6:00 p.m. at Sheppard Memorial Library.

Consideration of canceling the December 20, 2004 City Council Meeting

Upon being informed that there is not a need for the December 20, 2004 City Council meeting, motion was made by Mayor Pro-Tem Miller and seconded by Council Member Little to cancel the meeting. Motion carried unanimously.

CLOSED SESSION

Motion was made by Mayor Pro-Tem Miller and seconded by Council Member Craft to go into closed session (1) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, (2) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee. Motion carried unanimously.

RETURN TO OPEN SESSION

Motion was made by Council Member Little and seconded by Council Member Craft to return to open session. Motion carried unanimously.

Motion was made by Council Member Craft and seconded by Council Member Glover to increase the salary of the City Clerk to \$68,000 and the City Attorney to \$120,000 effective December 25. Motion carried unanimously.

ADJOURN

Motion was made by Council Member Council and seconded by Council Member Little to adjourn the meeting at 7:45 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, CMC
City Clerk